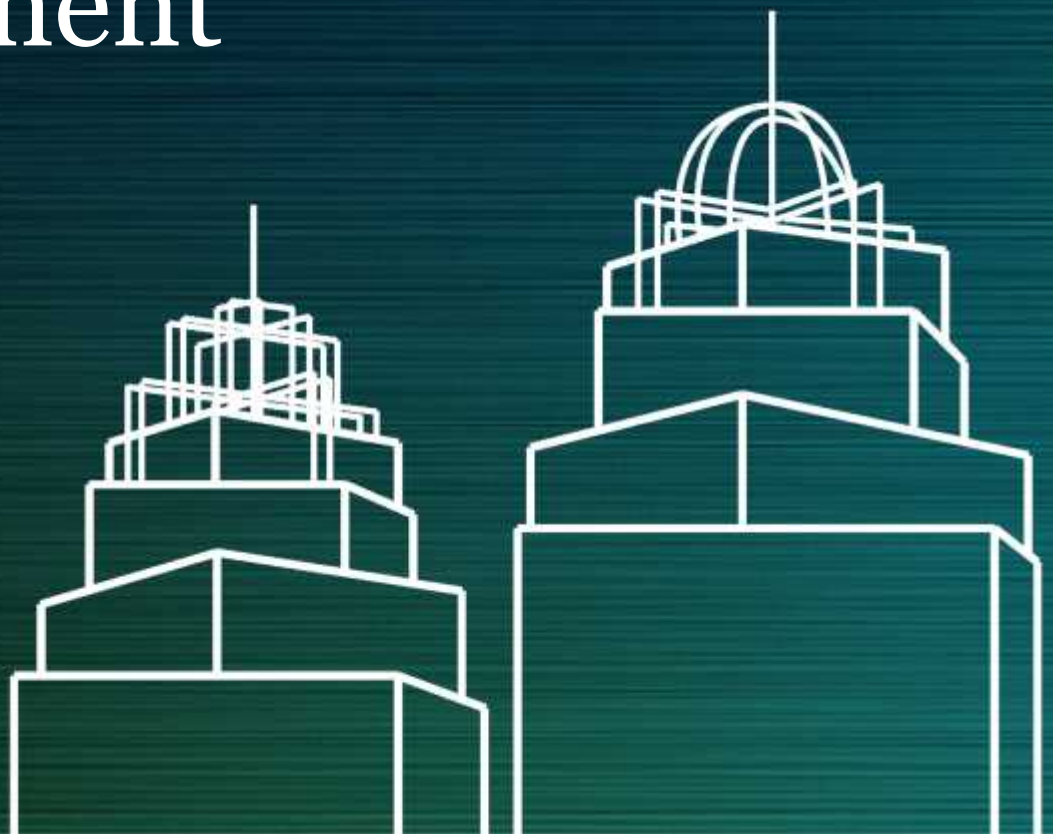


Changes to Code to Improve Apartment Construction & Appearance

June 21, 2016

City of Sandy Springs City Council



Current Building Code Requirements

- 0-4 floors – may be stick built
- 5th floor – may be stick built if sprinkled
- 6 or more floors – Must be Steel/Masonry
- If on top of a 3 hour rated concrete ceiling, can be built as if on ground

Proposal One: Recommended by Staff

- Apartments over 3 stories or exceeding in the aggregate 100,000 square feet must be masonry/steel construction
- Make effective upon adoption, to apply as follows:
 - Applications submitted after adoption
 - Any project for which a rezoning has been approved shall have 24 months from the date of this code change to obtain a building permit using the current code

Proposal Two: Comprehensive Plan and Unified Development Code

- Consider the character of different areas to determine building heights – both minimum and maximum
- Amend code with Unified Development Code to implement minimum/maximum heights

Process

- June 21 – Approve resolution authorizing Mayor to forward intent to amend building code
- June 22 – Mayor send letter to Department of Community Affairs
- September 6 – Council considers ordinance amendments